



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Indi Run – Preliminary Plat

DATE: March 28, 2017

GENERAL INFORMATION:

Applicant: Solid Ground, LLC (applicant), Philip E Broderick, LLC (owner), & Charlotte R Broderick (owner), LLC

Requested Action Preliminary Plat Approval

Location and Size: Property is generally located north of Hickman Road and west of Warrior Lane and contains approximately 27.96 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2 & PD/R-4
North	Vacant-Undeveloped	Neighborhood Residential	A-1
South	Waukee Family YMCA	Neighborhood Residential	C-1B
East	Single Family and Duplexes	Neighborhood Residential	R-2
West	Vacant - Undeveloped	Neighborhood Residential	A-1

BACKGROUND:

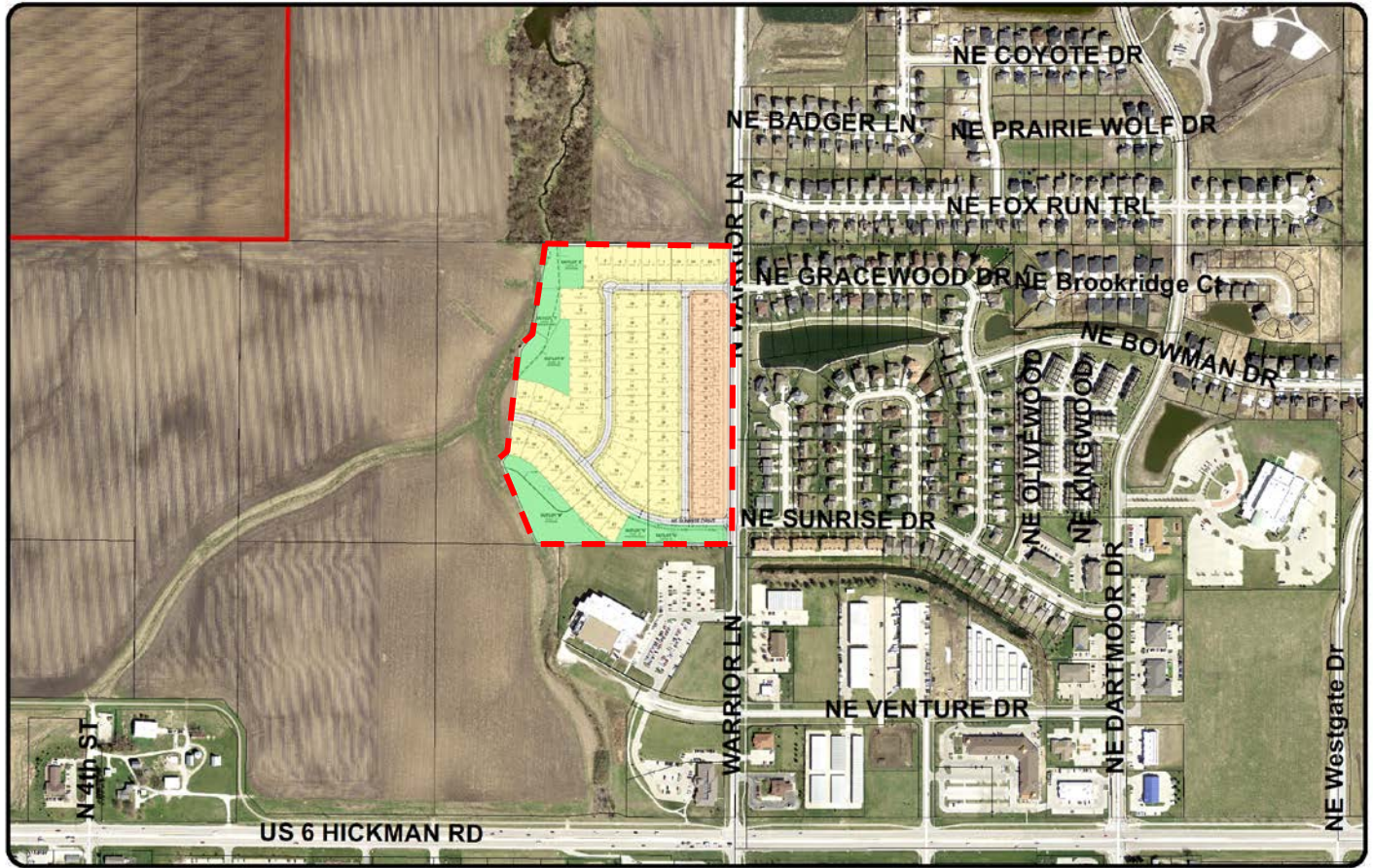
The subject property is located north of the Waukee YMCA and west of Warrior Lane. The applicant rezoned the property in 2016 to allow for single family homes and detached townhomes. The applicant requests preliminary plat approval for the development. The development of the plat is expected to be completed over the course of two phases.

Project Description:

Lots:

The preliminary plat identifies a total of 55 single family residential lots and 22 lots for detached townhome development, for a total of 77 lots. The single family lots range in size from 8,900 square feet to 13,200 square feet. The lot widths range from 65 feet to 75 feet for the single family lots. The townhome lots range in size from 4,980 square feet to 8,522 square feet. The townhome lots are 42 feet in width. The lots for the townhomes are located just west of Warrior Lane. Six outlots are included as part of the plat for which a

majority are intended for storm water detention. Outlot Z is intended to be dedicated to the City for parkland dedication. In the future the City intends to put a trail through Outlot Z.



ABOVE: Proposed Plat outlined in **RED**. The area in **YELLOW** is the single family lots. The area in **ORANGE** is the townhome lots.

Streets:

Street extensions will occur over the two phases of development. Two new streets are indicated on the preliminary plat, NW Labrador Drive and NW Shorthair Street. Existing streets, Gracewood Drive and Sunrise Drive, will also be extended west of Warrior Lane through the plat. No improvements to Warrior Lane are required for this development.

Five foot wide sidewalks will be constructed along all streets including the west side of Warrior Lane.

Easements:

Several easements are proposed within the plat based upon the location of proposed utilities.

Utilities:

Utilities will be extended to all lots. Sanitary sewer will be provided off of Warrior Lane for Phase I. Sanitary sewer for Phase II will be provided by a trunk sewer that will be constructed west of the development in 2018. Water main will be provided off of Warrior Lane. Storm water detention will be provided within Outlots Y, X and W.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for Indi Run subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner